184.0	0007	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,800 / 679,800
					USE VALUE:	679,800 / 679,800
					ASSESSED:	679,800 / 679,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
208		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOLDBERG PAUL J & JULIE K	
Owner 2:		
Owner 3:		
Street 1:	208 WOLLASTON AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	GOLDBERG PAUL J & JULIE K -
Owner 2:	-
Street 1:	208 WOLLASTON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,013 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1956, having primarily Vinyl Exterior and 2033 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6013.000	259,100	400	420,300	679,800
Total Card	0.138	259,100	400	420,300	679,800
Total Parcel	0.138	259,100	400	420,300	679,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.32 | /Parcel: 334.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 124010

GIS Ref

GIS Ref

Insp Date 08/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 184.0-0007-0008.0

!14331!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,100	400	6,013.	420,300	679,800	679,800	Year End Roll	12/18/2019
2019	101	FV	257,700	400	6,013.	420,300	678,400	678,400	Year End Roll	1/3/2019
2018	101	FV	257,700	400	6,013.	354,200	612,300	612,300	Year End Roll	12/20/2017
2017	101	FV	257,700	400	6,013.	324,200	582,300	582,300	Year End Roll	1/3/2017
2016	101	FV	257,700	400	6,013.	276,200	534,300	534,300	Year End	1/4/2016
2015	101	FV	213,300	400	6,013.	240,200	453,900	453,900	Year End Roll	12/11/2014
2014	101	FV	213,300	400	6,013.	222,100	435,800	435,800	Year End Roll	12/16/2013
2013	101	FV	213,300	400	6,013.	211,300	425,000	425,000		12/13/2012

PRINT

Date	Time
12/11/20	04:11:33

LAST REV

Date	Time
09/06/18	18:11:04

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14331

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIN PATRICK	31203-491		3/10/2000		349,900	No	No		
PECORARI FRANK/	25647-486		9/12/1995		224,000	No	No		Y

USER DEFINED

Prior Id # 1:	124010
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2012	518	Re-Roof	7,800					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
11/3/2008	Meas/Inspect	163	PATRIOT
7/18/2000	MLS	MM	Mary M
4/27/2000	Inspected	264	PATRIOT
1/4/2000	Mailer Sent		
1/3/2000	Measured	263	PATRIOT
7/13/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6013		Sq. Ft.	Site		0	70.	1.00	7									420,274						420,300	

Total AC/HA:	0.13804	Total SF/SM:	6013	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,274	Spl Credit		Total:	420,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00000000
Adj $ / SQ:	128.250
Other Features:	81714
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375497
Depreciation:	116404
Depreciated Total:	259093

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

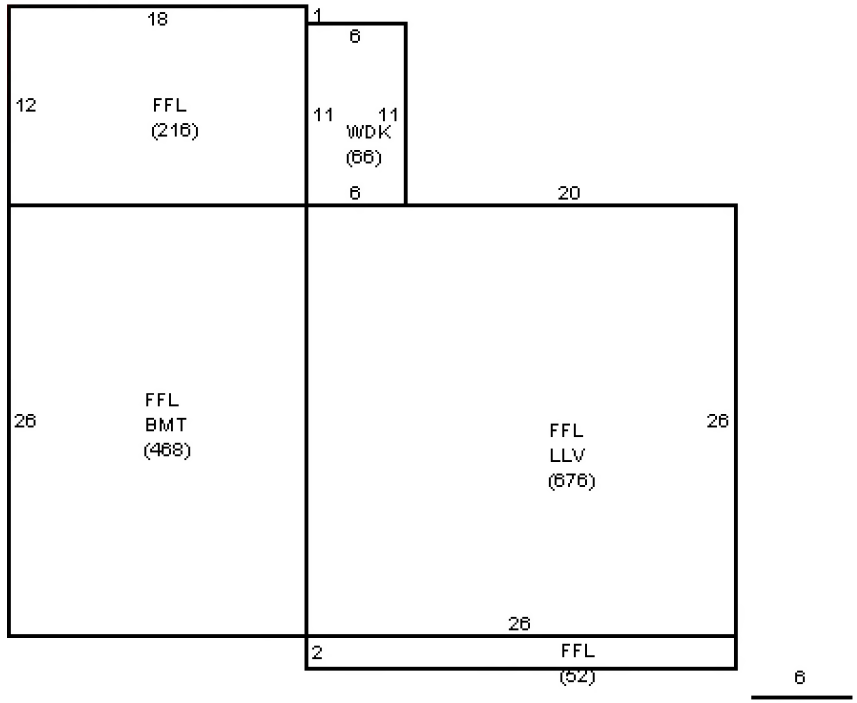
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.08
Special Features:	0	Val/Su Net:	98.82
Final Total:	259100	Val/Su SzAd	183.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,412	128.250	181,089
LLV	Lower Level	676	75.030	50,718
BMT	Basement	468	57.230	26,784
WDK	Deck	66	16.000	1,056

Net Sketched Area:	2,622			Total:	259,647
Size Ad	1412	Gross Are	2622	FinArea	2033

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	
LLV	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 184.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X14	A	AV	1956	4.48	T	40.8	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400